



November 20, 2018

Item No. 14

AUTHORIZATION TO APPROVE 1) THE TENANT SELECTION PLAN, LEASE, AND LEASE RIDERS FOR HAROLD ICKES/SOUTHBRIDGE AND AMEND THE CHA HOUSING CHOICE VOUCHER PROGRAM ADMINISTRATION PLAN TO INCORPORATE SUCH DOCUMENTS AS AN ADDENDUM THERETO; 2) LOAN APPROXIMATELY \$3,560,000 IN PROCEEDS FROM THE SALE OF THE ILLINOIS AFFORDABLE HOUSING TAX CREDITS (IAHTC) TO THE DEVELOPMENT; AND 3) EXECUTE AND DELIVER SUCH OTHER DOCUMENTS AND PERFORM SUCH ACTIONS AS MAY BE NECESSARY OR APPROPRIATE TO IMPLEMENT THE FOREGOING

Address: Property bounded by 23rd Street on the north, State Street on the east, 24th Street on the south, and Dearborn Avenue on the west.

Alderman: Pat Dowell Ward: 3

Presenter: Ann McKenzie, Chief Development Officer

Recommendation

It is recommended that the Board of Commissioners (BOC) of the Chicago Housing Authority (CHA) authorize the Chief Executive Officer or his designee to 1) Approve a tenant selection plan, lease, and lease riders for Southbridge and amend the CHA Housing Choice Voucher Program Administrative Plan to incorporate such documents as an addendum thereto; 2) Loan approximately \$3,560,000 in proceeds from the sale of the Illinois Affordable Housing Tax Credits (IAHTCs) to the development; and 3) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

The requested action complies in all material respects with all applicable federal, state and local laws, and CHA board policies. Staff have completed all necessary due diligence to support the submission of this initiative.

Funding

CHA will provide a loan from the proceeds of the sale of IAHTCs to the rental phases of the project as a result of donating to the project, the value of the CHA land lease in order to generate IAHTCs valued at approximately \$3,560,000.

Compliance

Subject to compliance with M/W/DBE and Section 3 participation.

Background

The Harold Ickes Homes development (Ickes), now known as Southbridge was originally situated on approximately 18 acres within the near south side community area of the city of Chicago and was located between 22nd Street (North), State Street (East), 25th Street and 24th Street (South) and Dearborn and Federal Street (West). The Ickes development consisted of eleven buildings with 1006 total units and the demolition of all buildings was completed in 2010.

Tenant Selection Plan

The proposed resolution also requests approval of the form of Tenant Selection Plan, lease, and lease riders to be used for Southbridge. It is understood that the owner has an interest and desire to implement its own lease forms and policy that encourages consistent community standards for the effective management of the Harold Ickes Redevelopment site, Southbridge.

Respectfully Submitted:

Ann C. McKenzie
Chief Development Officer

RESOLUTION NO. 2018-CHA-

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 20, 2018 entitled "Authorization to Approve to 1) Approve a tenant selection plan, lease, and lease riders for Southbridge and amend the CHA Housing Choice Voucher Program Administrative Plan to incorporate such documents as an addendum thereto; 2) Loan approximately \$3,560,000 in proceeds from the sale of the Illinois Affordable Housing Tax Credits (IAHTCs) to the development; and 3) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing."

THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to: 1) Approve a tenant selection plan, lease, and lease riders for Southbridge and amend the CHA Housing Choice Voucher Program Administrative Plan to incorporate such documents as an addendum thereto; 2) Loan approximately \$3,560,000 in proceeds from the sale of the Illinois Affordable Housing Tax Credits (IAHTCs) to the development; and 3) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

Eugene E. Jones, Jr.
Chief Executive Officer
Chicago Housing Authority